

**SHERIFF'S SALE
VALUABLE REAL PROPERTY**

STATE OF MARYLAND
MONTGOMERY COUNTY, TO WIT:

By virtue of a Writ of Execution issued by the District Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Middlebrook Commons Condo Association v Carlos F. Thompson in the District Court for Montgomery County, Maryland Case No. 0601-0004697-2016 have this 21st day of June 2017, seized and taken into execution all the right and title, claim, interest, and estate, at the time the judgment became a lien on the property, both at law and in equity of the said Carlos F. Thompson, of, in, to, and about the following described property to wit:

Real property of Carlos F. Thompson, located at 19505 Gunners Branch Road, #C, Germantown, MD 20876 and further described as Being known and designated as unit numbered seven hundred thirteen (713) in building numbered seven (7) in a Plat of Condominium Subdivision styled "Plat of Condominium-Middlebrook Commons Condominium", as per plat recorded in condominium Plat Book 24 at Plats 2544, through and including 2552, and any and all subsequent amendments thereto recorded among the Land Records of Montgomery County, Maryland, being part of the Land and premises declared subject to a condominium regime by a certain declaration dated June 19, 1981 and recorded June 30, 1981 in Liber 5725 at Folio 555, and any and all subsequent amendments thereto recorded among the Land Records of Montgomery County, Maryland

Together with the undivided percentage interest in the common elements, common expenses and common profits of the condominium regime as is appurtenant to said unit according to the provisions of the above said declaration and the by-laws as well as all recorded amendments and supplements thereto.

BEING the same property conveyed unto Carlos F. Thompson, by deed recorded in Liber 32835 at Folio 219 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Carlos F. Thompson's interest only. The described property will be sold subject to reservations of title, subject to liens of records, and to all claims known and unknown. In order to obtain clear title, the cost of conveyance and outstanding senior liens must be paid by the purchaser.

I hereby give notice that I will sell all the right, title, claim, interest and estate both in law and in equity of the said Carlos F. Thompson, and, of, in, to, and about the above described property to the highest bidder for cash at the Maryland Avenue entrance of the Judicial Center, 50 Maryland Avenue, Rockville, Maryland on December 5, 2017 at 10:10 am.

TERMS OF SALE:

A deposit of \$5,000 of the purchase price will be required at the time of the sale, balance due within 10 days after ratification from the courts. Deposit and remaining balance must be paid in U.S. currency, certified check or cashiers check made payable to "Sheriff of Montgomery County". No personal or business checks will be accepted. In order to be eligible to bid you must have a government issued photo ID (i.e. Drivers License) and \$5,000.00 deposit in hand.

In the event of default by said purchaser and at their risk and expenses, the Sheriff may declare the deposit forfeited and resell the premises. In such event the defaulting purchaser will be liable for payment of all costs and expenses of both sales. The forfeited deposit, less expenses, will be credited towards the judgment after the final ratification. This sale will be final after ratification from the courts.

Darren M. Popkin, Sheriff
Montgomery County, Maryland